## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

60 Ryans Road, Eltham Vic 3095
6

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,235,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2024	to	31/12/2024	S	ource	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price

1	6 St Clems St ST HELENA 3088	\$1,250,000	19/12/2024
2	2 Wakefield CI ELTHAM NORTH 3095	\$1,250,000	21/11/2024
3	12 Eskdale Ct ELTHAM NORTH 3095	\$1,160,000	15/11/2024

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 09:29



Date of sale







Rooms: 9

Property Type: House (Res) Land Size: 835.826 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** Year ending December 2024: \$1,235,000

# Comparable Properties



6 St Clems St ST HELENA 3088 (REI)

**Agent Comments** 

Price: \$1,250,000 Method: Private Sale Date: 19/12/2024

Property Type: House (Res) Land Size: 785 sqm approx



2 Wakefield CI ELTHAM NORTH 3095 (REI/VG)





Agent Comments

**Agent Comments** 

Price: \$1,250,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 1032 sqm approx



12 Eskdale Ct ELTHAM NORTH 3095 (REI)



Price: \$1,160,000 Method: Private Sale Date: 15/11/2024 Property Type: House

Land Size: 804 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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